

AGENDA

TUSAYAN TOWN COUNCIL REGULAR MEETING

PURSUANT TO A.R.S. § 38-431.02 & §38-431.03
Wednesday, October 5, 2016 at 6:00pm
TUSAYAN TOWN HALL BUILDING
845 Mustang Drive, Tusayan Arizona

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Tusayan Town Council and to the general public that the Tusayan Town Council will hold a meeting open to the public on Wednesday, October 5, 2016 at the Tusayan Town Hall Building. If authorized by a majority vote of the Tusayan Town Council, an executive session may be held immediately after the vote and will not be open to the public. The Council may vote to go into executive session pursuant to A.R.S. § 38-431.03.A.3 for legal advice concerning any matter on the agenda, including those items set forth in the consent and regular agenda sections. The Town Council may change, in its discussion, the order in which any agenda items are discussed during the course of the meeting.

Persons with a disability may request a reasonable accommodation by contacting the Town Manager at (928) 638-9909 as soon as possible.

As a reminder, if you are carrying a cell phone, electronic pager, computer, two-way radio, or other sound device, we ask that you silence it at this time to minimize disruption of today's meeting.

TOWN COUNCIL REGULAR MEETING AGENDA

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

2. ROLL CALL *One or two Council Members may attend by telephone*

MAYOR CRAIG SANDERSON
VICE MAYOR BECKY WIRTH

COUNCILOR AL MONTOYA
COUNCILOR JOHN RUETER
COUNCILOR JOHN SCHOPPMANN

3. CALL TO THE PUBLIC FOR ITEMS NOT ON THE AGENDA

Members of the public may address the Council on items not on the printed agenda. The Council may not discuss, consider or act upon any matter raised during public comment. Comments will be limited to three minutes per person.

Members of the audience who wish to speak to the Council on an item listed as Public Hearing should complete a Request to Speak Card and turn it into the Town Clerk. Speakers will be limited to three minutes each.

4. CEREMONIAL AND/OR INFORMATIONAL MATTERS

5. CONSENT AGENDA

Items on the consent agenda are routine in nature and will be acted on with one motion and one vote. Members of the council or staff may ask the mayor to remove any item from the consent agenda to be discussed and acted upon separately.

A. Accounts Payable Billings

B. Minutes of the Town Council Meetings on:

- a. 8/17/16
- b. 9/1/16
- c. 9/14/16
- d. 9/21/16

6. ACTION ITEMS

- A. Consideration, discussion, and possible approval of Final Plat for Ten X Ranch, Phase I, Section 29, Township 30 North, Range 03 East, Gila & Salt River Meridian, Coconino County, Arizona.**

7. DISCUSSION ITEMS

NONE

8. REPORTS

A. Town Manager

- i. Update on Affordable Housing**
- ii. Update on Broadband development**
- iii. Update on the Sports Complex and Work Group**
- iv. Update on the Planning and Zoning Commission**
- v. Update of Administrative actions and issues**

B. Council Members

C. Mayor

9. FUTURE AGENDA ITEMS

10. MOTION TO ADJOURN

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at the General Store in Tusayan, Arizona on this _____ day of September 2016, at _____ am / pm in accordance with the statement filed by the Tusayan Town Council.

Signature of person posting the agenda

Item 5Ba

TUSAYAN TOWN COUNCIL REGULAR MEETING

PURSUANT TO A.R.S. § 38-431.02 & §38-431.03
Wednesday, August 17, 2016 at 6:00pm
TUSAYAN TOWN HALL BUILDING
845 Mustang Drive, Tusayan Arizona

TOWN COUNCIL SUMMARIZED MINUTES

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Mayor Rueter called the meeting to order at 6:03pm and the Pledge of Allegiance was recited.

2. ROLL CALL

**MAYOR JOHN RUETER
VICE MAYOR BECKY WIRTH
COUNCILOR AL MONTOYA
COUNCILOR JOHN SCOPPMANN**

Also present were:

Eric Duthie, Town Manager
Melissa M. Drake, Town Clerk

3. CALL TO THE PUBLIC FOR ITEMS NOT ON THE AGENDA

None

4. CEREMONIAL AND/OR INFORMATIONAL MATTERS

A. Introduction and orientation to the Head Start program (10 minutes)

Elsa Peters, NACOG Headstart Center Director, spoke to the Council about the services and programs offered by Headstart.

B. Report from Coconino County Sheriff Department (10 minutes)

Lieutenant Brian Tozer from the Coconino County Sheriff's Department spoke to the Council and updated them on the activities of the Department in the Town of Tusayan over the last several months. He also stated that they are still working on finding a deputy to live in Town. The Department is currently down 12-13 positions overall.

Mayor Rueter announced that Item 7.A. will be removed from the Agenda and will be discussed at a later date.

5. CONSENT AGENDA

A. Minutes of the Town Council Meeting on August 1, 2016

B. Accounts Payable Billings

- C. Approve and adopt the Arizona Mutual Aid Compact with the Arizona Department of Emergency and Military Affairs**
- D. Approve and adopt the Intergovernmental Agreement for Regional Emergency Operations Management and Disaster Services between Tusayan and Coconino County**
- E. Approve Resolution 2016-08 approving a modification to the Intergovernmental Agreement with the Arizona Department of Revenue**
- F. Approve support of the 2016 Resolutions for legislative action at the League of Cities and Towns Conference**

Councilor Montoya made a motion to approve the Consent Agenda. Vice Mayor Wirth seconded the motion and it passed on unanimous vote.

6. ACTION ITEMS

- A. Consideration, discussion, and possible acceptance of Councilmember John Schoppmann's resignation from the Town Council**

Manager Duthie noted the e-mail in the packet from Councilor John Schoppmann resigning his position. Manager Duthie thanked Councilor Schoppmann for his service on the Council.

Mayor Rueter made a motion to accept Councilmember Schoppmann's resignation. Vice Mayor Wirth seconded the motion and it passed on unanimous vote.

- B. Consideration, discussion, and possible approval to fill Council vacancy of the unexpired term (ends 2018) of the seat vacated by the resignation of Craig Sanderson**

Councilor Montoya made a motion to nominate John Schoppmann. Vice Mayor Wirth seconded the motion and it passed on unanimous vote.

Clerk Drake issued the Oath of Office to Councilor John Schoppmann and he took a seat on the Council.

- C. Consideration, discussion and possible approval of amending the Tusayan Fiscal Policy Section 2.A Access; Adding Section 2. B Online Security; Amending Section 2.C Transfer of Funds; Adding Section 2. D Sub-Account; Amending Section 4. C Procedures; Amending Section 8. D Check Signers; and Amending all reference to Purchasing Agent with Purchasing Manager; and Direct renumbering of pages to accurately reflect changes**

Manager Duthie discussed the policy changes recommended. Mayor Rueter discussed security concerns and his desire to make changes to require all transfers be made in person, and not electronically. He would also like a working account for the Town Manager to manage and sign checks as needed.

Councilor Montoya suggested that the Town Manager should not sign checks to himself and that we should continue to require 2 signatures, not necessarily a Councilmember, but possibly the Clerk or the finance person.

Manager Duthie stated that requiring 2 signatures is always a good idea. He also suggested that Councilmembers set electronic alerts for all checks and payments.

The Council discussed options for these changes. The Council determined that a second signature on the working account (subaccount) could be the Town Clerk.

Mayor Rueter made a motion to modify the Town of Tusayan Fiscal Policy as discussed. The motion died for lack of a second.

Manager Duthie will produce a clean copy for the next meeting for Council approval.

D. Consideration, discussion and possible approval of Resolution 2016-07 and adoption of an Intergovernmental Agreement (IGA) between the Town of Tusayan and the Housing Authority for the Town of Tusayan

Manager Duthie stated that the correct Resolution number is 2016-09, not 2016-07.

He stated that this item is "housekeeping" to create an official relationship between the Town and the Housing Authority. He recommended that the Council approve the resolution and IGA.

Mayor Rueter made a motion to approve Resolution 2016-09 and the IGA with the Housing Authority. Vice Mayor Wirth seconded the motion and it passed on unanimous vote.

Councilor Montoya made a motion to correct the typographical error on the Resolution number to 2016-09, not 2016-07. Mayor Rueter seconded the motion and it passed on unanimous vote.

E. Consideration, discussion and possible ratification of the Articles of Incorporation of the non-profit Grand Canyon Housing Foundation; and possible approval of 501c3 application for the non-profit Grand Canyon Housing Foundation

Manager Duthie gave an overview of the documents in the packet creating the 501c3, Grand Canyon Housing Foundation, and noted that Town Attorneys have prepared these documents. He stated that this Foundation is set up to aid community members purchasing housing through the Housing Authority with down payments, closing costs, education, etc.

Mayor Rueter made a motion to ratify the Articles of Incorporation of the non-profit Grand Canyon Housing Foundation and approve the 501c3 application for the non-profit Grand Canyon Housing Foundation. Vice Mayor Wirth seconded the motion and it passed on unanimous vote.

Councilor Montoya thanked the Halvorson Family and Stilo Group for donating \$250,000 each to the Foundation. The Council joined him in thanking those groups.

Mayor Rueter recused himself from Items 6.F., 6.G., 6.H., 6.I., and 6.J. due to his employment at Camper Village. He left the meeting and Vice Mayor Wirth presided over those items.

- F. Consideration, discussion and ratification of the legal description and depiction of the Second Town Housing Parcel to be attached as Exhibit B to the Second Amendment to the Pre- Annexation Development Agreement between the Town of Tusayan and Stilo Development Group USA, LLC, that was approved on June 1, 2016**

Manager Duthie described and presented a map of the Ten X area and the Town's Second Housing Parcel.

Vice Mayor Wirth made a motion to ratify the legal description and depiction of the Second Town Housing Parcel to be attached as Exhibit B to the Second Amendment to the Pre- Annexation Development Agreement between the Town of Tusayan and Stilo Development Group USA, LLC. Councilor Montoya seconded the motion and it passed on unanimous vote.

- G. Consideration, discussion and authorization of staff to assemble the final execution copy of the Second Amendment to the Pre- Annexation Development Agreement between the Town of Tusayan and Stilo Development Group USA, LLC, and to deliver the document to Stilo Development Group USA, LLC**

Manager Duthie stated that this item starts the process as described.

Councilor Montoya made a motion to authorize staff to assemble the final execution copy of the Second Amendment to the Pre- Annexation Development Agreement between the Town of Tusayan and Stilo Development Group USA, LLC, and to deliver the document to Stilo Development Group USA, LLC. Vice Mayor Wirth seconded the motion and it passed on unanimous vote.

- H. Consideration, discussion and approval to authorize the Mayor, or designee, to sign the Escrow Instructions with the new Second Town Housing Parcel depiction and legal description and instruct staff to commence and continue the due diligence as required by the Escrow Instructions**

Councilor Montoya made a motion to authorize the Mayor, or designee, to sign the Escrow Instructions with the new Second Town Housing Parcel depiction and legal description and instruct staff to commence and continue the due diligence

as required by the Escrow Instructions. Councilor Schoppmann seconded the motion and it passed on unanimous vote.

I. Consideration, discussion and possible approval to request Stilo Development USA, LLC submit an updated Camper Village Limited Commercial Development Site Plan

Carolyn Oberholtzer, attorney for Redfeather Properties, stated that in 2011, plans included access on her clients' property and was later changed. She reiterated that the alternate location should be used as her clients' property is still not available for access.

Manager Duthie stated that this item is a formal request for a site plan from Stilo Development.

Councilor Montoya asked about the definition of "Limited." Manager Duthie stated that the definition will be determined by the Planning and Zoning Commission and the Town Council as long as it complies with zoning and agreements in place.

Vice Mayor Wirth made a motion to request Stilo Development USA, LLC submit an updated Camper Village Limited Commercial Development Site Plan. Councilor Montoya seconded the motion and it passed on unanimous vote.

J. Consideration, discussion and possible approval to obtain an updates letter agreement whereby Logan-Luca LLC and Tusayan Ventures LLC authorize the Town's processing of the updated Camper Village Site Plan and the Second Amendment to the Pre-Annexation Development Agreement between the Town of Tusayan and Stilo Development Group USA. LLC.

The Council discussed this item with the Town Manager. Manager Duthie stated that this item is a request from the Town Attorney. Councilor Montoya requested that the Town Attorney send the Council a note to better explain the need for this item.

Councilor Montoya made a motion to obtain an updates letter agreement whereby Logan-Luca LLC and Tusayan Ventures LLC authorize the Town's processing of the updated Camper Village Site Plan and the Second Amendment to the Pre-Annexation Development Agreement between the Town of Tusayan and Stilo Development Group USA. LLC. Vice Mayor Wirth seconded the motion and it passed on unanimous vote.

7. DISCUSSION ITEMS

A. Discussion of revised concept plan in preparation for Logan-Luca LLC and Tusayan Ventures LLC to submit an updated Camper Village Site Plan

This Item was removed from the Agenda.

B. Discussion of possible height restriction text amendment to the Tusayan Zoning Code, inclusive of all zones

Manager Duthie stated that the issue of height restrictions existed before he began as Manager and there have been at least 2 requests since he has been here to increase the limitations. Since Tusayan is restricted in growth outward, growth up may be an option. He has had Willdan Engineering investigate FAA and other restrictions.

Mayor Rueter returned to the meeting at this point.

Councilor Montoya stated that height restrictions were originally implemented to keep the small town feel in Tusayan.

Mayor Rueter stated his opinion that it is time to revisit this issue since there is no room for growth outward. This would also potentially increase tax income.

Councilor John Schoppmann suggested contacting the FAA. Mayor Rueter asked former Mayor Sanderson about his knowledge in this area since he is a pilot. Former Mayor Sanderson stated that there is a published standard.

Mayor Rueter requested that this item be on the next meeting agenda.

9. REPORTS

A. Town Manager

Manager Duthie deferred until the next meeting.

B. Council Members

Councilor Schoppmann thanked the Council for accepting his resignation and reappointing him to the Council.

C. Mayor

Mayor Rueter thanked Fann Construction for their work on the Highway 64 shoulder project and the dirt work at the Sports Complex. He also noted the upcoming annual League conference.

9. FUTURE AGENDA ITEMS

Mayor Rueter stated that he would like to move the next meeting to September 1st. The Council agreed.

The following items were added to the list for future agendas:

September 1 – Height restrictions

September 1 – Flood Plain Administration

September 1 – Long Jim Loop repair

10. MOTION TO ADJOURN

Councilor Schoppmann made a motion to adjourn the meeting at 8:17pm. Vice Mayor Wirth seconded the motion and it passed on unanimous vote.

ATTEST:

John Rueter, Mayor

Date

Melissa M. Drake, Town Clerk

CERTIFICATION

State of Arizona)
) ss.
Coconino County)

I, Melissa M. Drake, do hereby certify that I am the Town Clerk of the Town of Tusayan, County of Coconino, State of Arizona, and that the above minutes are a true and correct summary of the meeting of the Council of the Town of Tusayan held on August 17, 2016. I further certify that the meeting was duly called and held, and that a quorum was present.

DATED this 26th day of September, 2016

Town Clerk

Item 5Bb

AGENDA

TUSAYAN TOWN COUNCIL REGULAR MEETING

PURSUANT TO A.R.S. § 38-431.02 & §38-431.03
Thursday, September 1, 2016 at 6:00pm
TUSAYAN TOWN HALL BUILDING
845 Mustang Drive, Tusayan Arizona

TOWN COUNCIL SUMMARIZED MINUTES

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Mayor Rueter called the meeting to order at 6:03pm and the pledge of Allegiance was recited.

2. ROLL CALL *One or two Council Members may attend by telephone*

MAYOR JOHN RUETER
VICE MAYOR BECKY WIRTH

COUNCILOR AL MONTOYA
COUNCILOR JOHN SCHOPPMANN – Present by phone

Also present were:

Eric Duthie, Town Manager

3. CALL TO THE PUBLIC FOR ITEMS NOT ON THE AGENDA

None

4. CEREMONIAL AND/OR INFORMATIONAL MATTERS

Introduction of the Grand Canyon School District Interact Club (10 minutes)

Melissa Austin, Grand Canyon Rotary Club, provided an overview of the GSHS Interact Club. The Club is sponsored by the Grand Canyon Rotary Club and is designed to be a School, Community, State, National and International service oriented club comprised of students age 12-18 at the Grand Canyon Schools. Melissa introduced the officers: Thelma Montes, President; Emma Perkins, Vice President; Ace Bilton, Treasurer; Kara Austin, Secretary; and Candy Lopez, Sergeant-at-Arms. Each officer described the goals of the club and potential schedules for activities. Council asked if there was a desire for funding assistance from the Town and were directed to coordinate with the Town Manager. Mayor Rueter commended the students for their participation and expressed a desire for the Club to become a Youth Council representative for Tusayan at the League of Cities and Towns Annual Conference, beginning in 2017.

5. CONSENT AGENDA

Items on the consent agenda are routine in nature and will be acted on with one motion and one vote. Members of the council or staff may ask the mayor to remove any item from the consent agenda to be discussed and acted upon separately.

A. Accounts Payable Billings

Councilor Montoya made a motion to approve the Consent Agenda. Vice Mayor Wirth seconded the motion and it passed unanimously.

6. ACTION ITEMS

A. Consideration, discussion and possible approval of amending the Tusayan Fiscal Policy Section 2.A Access; Adding Section 2. B Online Security; Amending

Section 2.C Transfer of Funds; Adding Section 2. D Sub-Account; Amending Section 4. C Procedures; Amending Section 8. D Check Signers; and Amending all reference to Purchasing Agent with Purchasing Manager; and Direct renumbering of pages to accurately reflect changes

This item was discussed at length with concern expressed for a variety of issues. Mayor Rueter made a motion to approve the policy amendments. Vice Mayor Wirth seconded the motion. Mayor Rueter and Vice Mayor Wirth voted aye; Councilors Montoya and Schoppman voted nay. The amendment did not pass due to a lack of majority.

B. Consideration, discussion, and possible approval authorization for the Town Manager to purchase a utility vehicle for town operations use.

Mayor Rueter withdrew this agenda item, as he had requested its original placement.

C. Consideration, discussion, and possible approval to fill Council vacancy of the seat vacated by the resignation of John Schoppman, expiring with the swearing in of elected Councilmembers after the general election in November 2016

Mayor Rueter made a motion to appoint Mayor-elect Craig Sanderson to fill the vacant Council seat, through the November election. Vice Mayor Wirth seconded the motion. Mayor Rueter, Vice Mayor Wirth, and Councilor Montoya voted aye; Councilor Schoppman voted nay.

Mayor-elect Craig Sanderson was appointed to Council on a 3-1 vote.

D. Consideration, discussion, and possible approval of resignation of Mayor Rueter as Council-appointed Mayor, but remaining as a Councilmember for the remainder of his term.

Mayor Rueter resigned his position as Mayor, with the specification that he was remaining on Council for the remaining two years of his Council term.

Vice Mayor Wirth made a motion to accept Mayor Rueter's resignation as Mayor only. Mayor Rueter seconded the motion and it passed 5-0.

Vice Mayor Wirth presided over the meeting at this point and conducted the next item.

E. Consideration, discussion, and possible approval to accept nominations to fill the office of Council-appointed Mayor, which will expire upon swearing in of the first directly elected Mayor.

Councilor Rueter made a motion to appoint Councilor and Mayor-elect Craig Sanderson to fill the vacant position of Council-appointed Mayor. Vice Mayor Wirth seconded the motion. Councilor and Mayor-elect Sanderson, Vice Mayor Wirth, and Councilors Montoya and Rueter voted aye; Councilor Schoppman voted nay. Craig Sanderson was appointed Mayor on a 4-1 vote.

Mayor Sanderson presided over, and conducted the remainder of the meeting.

7. DISCUSSION ITEMS

A. Discussion of Sports Complex, to include repairs or improvements of Long Jim Loop road.

Manager Duthie deferred this item to Councilor Rueter. Councilor Rueter reported about a discussion he had with the Sanitary District concerning the impact of the Fann Construction trucks on Long Jim Loop Road. He asked the Sanitary District General Manager, Bob Petzholdt, to address the Council.

Mr. Petzholdt defined the Sanitary District ownership of Long Jim Loop Road and described the wear the road had experienced during the ADOT Highway 64 shoulder widening project, as excess material had been delivered to the school property (Sports Complex). Mr. Petzholdt expressed repeated concern about identifying "who gave permission" for these trucks to drive on Long Jim Loop Road. Town Manager Duthie asked what permission was needed, since it was a publicly owned road. Mr. Petzholdt said he misspoke.

Mr. Petzholdt asked if there could be discussion between the Town and the Sanitary District to conduct repair and improvement of Long Jim Loop Road. Town Manager Duthie told Council that a few months earlier, he and Mr. Petzholdt discussed the possibility of a joint project and the Town being willing to support a project. The Sanitary District, however, had not provided further follow-up.

Town Manager Duthie was asked if funds were available for such a project. Manager Duthie described Highway Users Revenue Funds (HURF), which each municipality in Arizona receives for the purpose of roadway related issues. The current year funds were identified at \$59,765.

Mr. Petzholdt was asked to research the issue further and coordinate with Manager Duthie.

8. REPORTS

A. Town Manager

i. Update on Affordable Housing

Manager Duthie reported that escrow had been initiated for the Ten X properties; Bids for contract services for development were being prepared; and that Preliminary Plats had been prepared for submission to the Planning and Zoning Commission.

ii. Update on Broadband development

Manager Duthie reported about meetings with various parties, including CommNet; Additionally, the APEX easement request was close to being ready for submission to the Forest Service.

iii. Update on the Sports Complex and Work Group

Manager Duthie reported on the fill dirt status in creating a solid compacted base for the further development of ballfields.

iv. Update on the Planning and Zoning Commission

Manager Duthie reported that the Commission will be meeting shortly to review and potentially recommend approval of Preliminary Plats for Ten X and Kotzin Ranch; Additionally, there will be upcoming discussion concerning zoning issues and amendments.

B. Council Members

Councilor Montoya asked that the members of Council, who are not already authorized to sign for checks on the Town account, be given that authorization as soon as possible.

Councilor Schoppman congratulated Councilor Rueter for his work as Mayor and congratulated Mayor Sanderson on his election.

C. Mayor

Mayor Sanderson expressed appreciation to everyone for the support he received in the Primary election.

9. FUTURE AGENDA ITEMS

Council reviewed the submitted document and made no changes.

10. MOTION TO ADJOURN

Councilor Rueter made a motion to adjourn and Councilor Montoya seconded the motion. It passed unanimously.

Craig Sanderson, Mayor

Date

ATTEST:

Eric A. Duthie, Town Manager

CERTIFICATION

State of Arizona)
) ss.
Coconino County)

I, Eric A. Duthie, do hereby certify that I am the Town Manager of the Town of Tusayan, County of Coconino, State of Arizona, and that the above minutes are a true and correct summary of the regular meeting of the Council of the Town of Tusayan held on September 1, 2016 at 6:00pm. I further certify that the meeting was duly called and held, and that a quorum was present.

DATED this 30th day of September, 2016

Town Manager

Item 5Bc

TUSAYAN TOWN COUNCIL SPECIAL MEETING

PURSUANT TO A.R.S. § 38-431.02 & §38-431.03

Wednesday, September 14, 2016 at 12:15pm

TUSAYAN TOWN HALL BUILDING

845 Mustang Drive, Tusayan Arizona

TOWN COUNCIL SUMMARIZED MINUTES

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Mayor Sanderson called the meeting to order at 12:24m and the Pledge of Allegiance was recited.

2. ROLL CALL

MAYOR CRAIG SANDERSON
VICE MAYOR BECKY WIRTH
COUNCILOR AL MONTOYA – via phone
COUNCILOR JOHN RUETER – via phone
COUNCILOR JOHN SHOPPMAN

Also present:

Eric Duthie, Town Manager
Melissa Drake, Town Clerk

3. CALL TO THE PUBLIC FOR ITEMS NOT ON THE AGENDA

None

4. CONSENT AGENDA

Accounts Payable Billings

Vice Mayor Wirth made a motion to approve the Consent Agenda. Councilor Schoppmann seconded the motion and it was approved on unanimous vote.

5. ACTION ITEM

Consideration, discussion, and possible approval of Resolution No. 2016-10: A resolution of the Mayor and Council of the Town of Tusayan, Coconino County, Arizona, declaring and adopting the results of the Primary Election held on August 30, 2016

Manager Duthie introduced the Resolution and final election results from Coconino County. He recommended approval.

Councilor Schoppmann made a motion to approve Resolution No. 2016-10 adopting the results of the Primary Election held on August 30, 2016. Vice Mayor Wirth seconded the motion and it passed on unanimous vote.

5. MOTION TO ADJOURN

Vice Mayor Wirth made a motion to adjourn the meeting at 12:28 pm.
Councilor Schoppmann seconded the motion and it passed on unanimous vote.

Craig Sanderson, Mayor

Date

ATTEST:

Melissa M. Drake, Town Clerk

CERTIFICATION

State of Arizona)
) ss.
Coconino County)

I, Melissa M. Drake, do hereby certify that I am the Town Clerk of the Town of Tusayan, County of Coconino, State of Arizona, and that the above minutes are a true and correct summary of the special meeting of the Council of the Town of Tusayan held on September 14, 2016. I further certify that the meeting was duly called and held, and that a quorum was present.

DATED this 14th day of September, 2016

Town Clerk

Item 5Bd

TUSAYAN TOWN COUNCIL REGULAR MEETING

PURSUANT TO A.R.S. § 38-431.02 & §38-431.03

Wednesday, September 21, 2016 at 6:00pm

TUSAYAN TOWN HALL BUILDING

845 Mustang Drive, Tusayan Arizona

TOWN COUNCIL SUMMARIZED MINUTES

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Mayor Sanderson called the meeting to order at 6:04pm and the Pledge of Allegiance was recited.

2. ROLL CALL

MAYOR CRAIG SANDERSON
VICE MAYOR BECKY WIRTH - excused
COUNCILOR AL MONTOYA
COUNCILOR JOHN RUETER
COUNCILOR JOHN SCOPPMANN

Also present were:

Eric Duthie, Town Manager
Melissa M. Drake, Town Clerk

3. CALL TO THE PUBLIC FOR ITEMS NOT ON THE AGENDA

None

4. CEREMONIAL AND/OR INFORMATIONAL MATTERS

A. Swearing in of Council Member, and Council-appointed Mayor, Craig Sanderson

Clerk Drake issued the Oath of Office to Mayor Sanderson.

5. CONSENT AGENDA

A. Accounts Payable Billings

Councilor Rueter made a motion to approve the Consent Agenda. Councilor Montoya seconded the motion and it passed on unanimous vote.

6. ACTION ITEMS

A. Consideration, discussion, and possible approval of survey, which realigns the existing U.S. Forest Service (USFS) easement within the Sports Complex area. Approval is also required by the Grand Canyon School District before submittal to the USFS.

Manager Duthie described the existing easement and showed the proposed change. He recommended approval of this survey which realigns the easement.

The Council discussed the easement with Manager Duthie and noted that the roadway should allow for very large vehicles (semi-trucks) to turn at every curve on the road. Manager Duthie stated that this survey shows the proposed Forest Service easement and does not limit the size of the road.

Councilor Rueter made a motion to approve of this survey which realigns the easement. Councilor Montoya seconded the motion and it passed on unanimous vote.

B. Consideration, discussion, and possible approval of amending the Tusayan Fiscal Policy, adding Section 2.B. Online Security, amending Section 2.C. Transfer of Funds, and amending all reference to Purchasing Agent with Purchasing Manager, and direct renumbering of pages to accurately reflect changes

Manager Duthie discussed the policy changes recommended. He also recommended change the word "will" to "may" in Section 2.B. and "Mayor and Vice Mayor" to "two members of the Town Council" in Section 2.C.

After discussion, Councilor Rueter made a motion to approve the changes in the Fiscal Policy as stated with the recommendations discussed tonight. Councilor Montoya seconded the motion and it passed on unanimous vote.

7. DISCUSSION ITEMS

A. Update from Kaibab Learning Center of Town funding usage

Michelle Paul, Director of the Kaibab Learning Center (KLC) presented information about the usage of funding provided by the Town. She stated that they used the funds to increase staff which has increased their "Star Rating" which also made them eligible for scholarships.

Councilor Montoya suggested that Ms. Paul investigate the cost of providing benefits to the KLC staff and bring it back for discussion. The Council thanked her for the detailed information and the changes she has implemented.

8. REPORTS

A. Town Manager

i. Update on Affordable Housing

Escrow has begun on Ten X and the area has been surveyed. The project engineer will be here next week to work on preparation for the road, contract pre-work, etc. We are in the process of working with the Forest Service on a road maintenance agreement. The Town attorneys are looking into possible effects of the proposed National Monument.

The Council discussed with Manager Duthie the usage and maintenance of the Forest Service road.

ii. Update on Broadband Development

Manager Duthie submitted the easement application for the Apex fiber access to the Forest Service. The local USFS is very supportive of this effort.

We are working with CommNet but have no contract with them. Other contractors have contacted us but, so far, nothing concrete has materialized.

The Council discussed continuing options and issues with this project.

iii. Update on the Sports Complex and Work Group

Discussed earlier in the meeting.

iv. Update on the Planning and Zoning Commission

The Commission met earlier this month and recommended that the Council approve the preliminary plats for Ten X and Kotzin. The Council will have the opportunity to approve the plats at the first meeting in October.

v. Update of Administrative actions and issues

Senator Flake is chairing a meeting tomorrow morning about a number of bills he is supporting including a bill which would restrict the executive branch from unilaterally creating National Monuments and sweeping water rights. The Town has a response which will be read at the meeting in Washington D.C.

The employee housing unit which was affected by a fire is now being restored and we hope that it progresses quickly.

Manager Duthie asked Don Curnutt from the National Park Service to speak about an event this coming Saturday. Mr. Curnutt stated that a ribbon-cutting ceremony will be held for the Greenway Trail and the Mayor will be attending and speaking at the event.

Laurie Martin has offered to donate another bench in honor of the Arizona Trail founder, Dale Shewalter.

B. Council Members

None

C. Mayor

Mayor Sanderson spoke about his attendance at the Annual Conference of the League of Arizona Cities and Towns.

9. THE COUNCIL WILL RESOLVE AS THE HOUSING AUTHORITY OF THE TOWN OF TUSAYAN BOARD OF COMMISSIONERS

Councilor Rueter made a motion to resolve as the Housing Authority of the Town of Tusayan. Councilor Montoya seconded the motion and it passed on unanimous vote.

A. Discussion of Housing Authority issues

Stu Spaulding, Project Manager, joined the meeting by phone at 7:26pm.

a. Status and process update of Ten X Ranch Preliminary Plat (Phase One) to the Tusayan Planning and Zoning Commission

Executive Director Duthie and Mr. Spaulding presented the plat and additional maps of the area. They discussed the current status of the project and next steps.

Executive Director Duthie, with permission from Chair Sanderson, moved to Items c and d.

c. Update of Escrow status of Ten X Ranch

The escrow is in progress today.

d. Update of site development of Ten X Ranch

Executive Director Duthie spoke about the environmental study performed at Ten X and Mr. Spaulding spoke about work progress at the site.

Executive Director Duthie, with permission from Chair Sanderson, moved back to Item b.

b. Status and process update of Kotzin Ranch Preliminary Plat (Phase One) to the Tusayan Planning and Zoning Commission

Approval of a Preliminary Plat gets this project into process, prior to, and in case a National Monument is created.

Commissioner Rueter thanked Stu Spaulding and Executive Director Duthie for the progress which has been made.

THE BOARD OF COMMISSIONERS WILL RESOLVE AS THE TOWN COUNCIL

Commissioner Rueter made a motion to resolve as the Tusayan Town Council. Commissioner Montoya seconded the motion and it passed on unanimous vote.

10. FUTURE AGENDA ITEMS

The following items were added to the list for future agendas:
October 19 – Broadband discussion
October 19 – Long Jim Loop repair

11. MOTION TO ADJOURN

Councilor Montoya made a motion to adjourn the meeting at 8:05pm. Councilor Rueter seconded the motion and it passed on unanimous vote.

ATTEST:

Craig Sanderson, Mayor Date

Melissa M. Drake, Town Clerk

CERTIFICATION

State of Arizona)
) ss.
Coconino County)

I, Melissa M. Drake, do hereby certify that I am the Town Clerk of the Town of Tusayan, County of Coconino, State of Arizona, and that the above minutes are a true and correct summary of the meeting of the Council of the Town of Tusayan held on September 21, 2016. I further certify that the meeting was duly called and held, and that a quorum was present.

DATED this 26th day of September, 2016

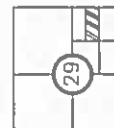
Town Clerk

Item 6A

Final Plat FOR Ten X Ranch Phase I S1/2 NE1/4 SE1/4, SEC 29, T 30 N, R 03 E GILA & SALT RIVER MERIDIAN COCONINO COUNTY, ARIZONA



TYPICAL LOT SKETCH



Location Map

LEGAL DESCRIPTION

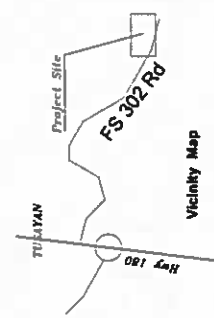
PHASE I
A PARCEL OF LAND SITUATED WITHIN SECTION 29,
TOWNSHIP 30 NORTH, RANGE 03 EAST, OF THE GILA AND
SALT RIVER MERIDIAN, COCONINO COUNTY, ARIZONA AND
MORE PARTICULARLY DESCRIBED AS FOLLOWS:
RECOMMENDATION AT THE N-S 1/4 CORNER OF SAID SECTION
29, BEING A BLANK SPACE OF THE ORIGINAL QUARTER OF
THE SOUTHEAST QUARTER OF SAID SECTION 29, 400' 41"
S1/2. A DISTANCE OF 543.78 FEET TO A POINT BEING THE
NORTHWEST CORNER OF SAID PHASE I; THENCE S00° 00'
00" E, A DISTANCE OF 661.88 FEET TO A POINT, THENCE
S09° 44' 17" E, A DISTANCE OF 541.07 FEET, THENCE N00°
13' 53" E, A DISTANCE OF 661.49 FEET, TO THE POINT OF
BEGINNING.

NOTES:

EXCEPT FOR CONSTRUCTION AND IMPROVEMENTS BY
GOVERNMENT ENTITIES AND CERTIFIED PUBLIC
UTILITY COMPANIES, ALL OTHER CONSTRUCTION AND
IMPROVEMENTS SHALL BE LIMITED TO THE
FOLLOWING:
A. REMOVABLE WOOD, WIRE OR SECTION TYPE
FENCING; CONSTRUCTION, STRUCTURES OR BUILDINGS
EXPRESSLY APPROVED BY WRITING BY THOSE UTILITY
COMPANIES THAT USE FOR LINESHEDS INCLUDING
ACCESSORY BUILDINGS, SHALL BE LIMITED TO A
MAXIMUM OF 10 FEET IN HEIGHT AND 10 FEET IN
PLATD WIDTH AND THE REMAINING FOOTPRINT IS
LIMITED TO THE SETBACKS AS SHOWN.

SURVEYOR'S NOTE:

THIS PLAT DOES NOT REFLECT ANY RIGHT-OF-WAY,
EASEMENTS, OR OTHER ENCUMBRANCES WHICH WOULD
BE REVEALED BY A CURRENT TITLE REPORT.



Dedication:

STATE OF ARIZONA
COUNTY OF COCONINO
KNOW ALL MEN BY THESE PRESENTS THAT THE TOWN OF
TUSAYAN, ARIZONA, HAS HEREBY DEDICATED TO THE PUBLIC
USE OF THE TOWN OF TUSAYAN, ARIZONA, A PORTION
OF THE LANDS BELONGING TO THE TOWN OF TUSAYAN, ARIZONA,
SAY TUSAYAN, COCONINO COUNTY, ARIZONA, AS SHOWN
HEREON AND HEREBY DECLARES THAT SAID PLAT SETS
OUT THE BOUNDARIES OF THE TOWN OF TUSAYAN, ARIZONA,
AND THAT EACH LOT AND STREET SHALL BE REOPEN
SAME AND THAT EACH LOT AND STREET SHALL BE REOPEN
AND HEREBY DEDICATES TO THE TOWN OF TUSAYAN, ARIZONA,
BLANKET EASEMENT FOR UTILITIES, EGRESS AND ACCESS, ON
SAID PLAT. EASEMENTS ARE DEDICATED FOR THE
PURPOSES OF THE TOWN OF TUSAYAN, ARIZONA, AND
DEDICATED TO USE SHOWN ON THE PROPERTY OWNERS
ASSOCIATION.

IN WITNESS WHEREOF, THE TOWN OF TUSAYAN HAS CAUSED
ITS NAME TO BE SIGNED BY THE RESPECTIVE OFFICERS OF
THE TOWN OF TUSAYAN, ARIZONA, AND THE SIGNATURE
SIGNATURE OF ITS REPRESENTATIVE THEREUNTO AUTHORIZED.
TOWN OF TUSAYAN, THIS ____ DAY OF _____, 2016,
BY: _____

Acknowledgment:

STATE OF ARIZONA
COUNTY OF COCONINO
ON THIS THE ____ DAY OF _____, 2016,
BEFORE ME THE UNDERSIGNED PERSONALLY APPEARED
TO REPRESENT THE TOWN OF TUSAYAN, ARIZONA, AS
SUCH, BEING DULY AUTHORIZED SO TO DO, EXECUTED
THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREON
CONTAINED.
IN WITNESS WHEREOF, I HEREUNTO SET FORTH MY HAND
AND SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Occurrence:

NO CERTIFICATE OF OCCUPANCY FOR ANY RESIDENCE
MAY BE ISSUED FOR ANY RESIDENCE ERECTED
HEREON WITHOUT THE APPROVAL OF THE TOWN OF TUSAYAN,
ARIZONA, AND THE TOWN OF TUSAYAN, ARIZONA, HAS
REQUIREMENTS FOR RESIDENTIAL UTILITIES AND ACCESS
ROADWAYS ARE CONSTRUCTED AND APPROVED BY
THE TOWN OF TUSAYAN, ARIZONA, OR OTHER REPRESENTATIVE OF
THE TOWN OF TUSAYAN.

Town of Tusayan, Arizona:

IT IS HEREBY CERTIFIED THAT THIS PLAT FOR TEN X
RANCH PHASE I, SEC 29, T 30 N, R 03 E, IS CORRECT
AND ACCURATE AND THAT THE SURVEY MONUMENTS
SHOWN HEREON HAVE BEEN LOCATED AS SHOWN.

ATTEST: _____

CLERK

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN
OPTIONALLY APPROVED FOR RECORD BY TOWN OF
TUSAYAN ON THE ____ DAY OF _____, 2016.

BY: _____

DESIGNATED TOWN ENGINEER

SURVEYORS CERTIFICATION

HAROLD BALDWIN, CERTIFY THAT THE SURVEY SHOWN
HEREON WAS DONE UNDER MY DIRECT SUPERVISION
DURING THE MONTH OF JUNE 2016 AND IS CORRECT
AND ACCURATE AND THAT THE SURVEY MONUMENTS
AND KNOWLEDGE, AND THAT THE SURVEY MONUMENTS
SHOWN HEREON HAVE BEEN LOCATED AS SHOWN.

HAROLD BALDWIN PLS 19810



RECORD OF SURVEY
OF
TEN X RANCH PHASE I
SEC 29, T 30 N, R 03 E
GILA & SALT RIVER MERIDIAN
COCONINO COUNTY, ARIZONA
DATE OF SURVEY: JUNE 2016
DATE OF PLAT: JUNE 2016
DATE OF RECORD: JUNE 2016

**CULTURAL RESOURCES INVENTORY
OF A 20-ACRE TENX RANCH PARCEL
FOR THE TOWN OF TUSAYAN,
COCONINO COUNTY, ARIZONA**

Prepared for

TOWN OF TUSAYAN

For Submittal to

STATE HISTORIC PRESERVATION OFFICE

Prepared by

EnviroSystems Management, Inc.

Environmental Planning • Regulatory Compliance

July 29, 2016



**CULTURAL RESOURCES INVENTORY OF A 20-ACRE TENX RANCH PARCEL
FOR THE TOWN OF TUSAYAN, COCONINO COUNTY, ARIZONA**

Prepared for

**TOWN OF TUSAYAN
PO Box 709
Tusayan, Arizona 86023
(928) 638-9909**

For Submittal to

**STATE HISTORIC PRESERVATION OFFICE
1100 W. Washington Street
Phoenix, Arizona 85007**

Prepared by

Gregory M. Haynes

Lynn A. Neal, RPA/M.A., Technical Editor

**ENVIROSYSTEMS MANAGEMENT, INC.
23 East Fine Avenue
Flagstaff, Arizona 86001
(928) 226-0236
www.esmaz.com**

EnviroSystems Management Project and Report No. 1876-16

July 29, 2016

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SHPO SURVEY REPORT ABSTRACT

REPORT TITLE: Cultural Resources Inventory of a 20-Acre TenX Ranch Parcel for the Town of Tusayan, Coconino County, Arizona

PROJECT NAME: TenX Ranch Phase I 20-acre Cultural Resources Inventory

PROJECT LOCATION: The TenX Ranch 20-acre parcel is located about 2.5 miles east-southeast of the Town of Tusayan at the junction of Kaibab National Forest Roads 302 and 303 in Coconino County, Arizona. The project parcel is at the northernmost portion of APN #50214001, a privately owned parcel referred to as TenX Ranch which has been incorporated within the Tusayan municipal boundary. It is positioned primarily in the bottom and on the slight slopes of Coconino Wash, surrounded by Kaibab National Forest (KNF) land to the north, west, and east. Additional TenX Ranch land borders and extends to the south. The parcel's legal description is T30N, R3E, S½ NE¼ SE¼ of Section 29, as depicted on the Tusayan East, AZ (USDA updated 2012), USGS 7.5' quadrangle.

PROJECT LOCATOR UTM: 402099 E, 3979276 N (NAD 83, Zone 12)

PROJECT SPONSOR: Town of Tusayan

SPONSOR PROJECT NUMBER(S): N/A

LEAD AGENCY: State Historic Preservation Office (SHPO)

OTHER INVOLVED AGENCIES: None

APPLICABLE REGULATIONS: State Historic Preservation Act (SHPA)

FUNDING SOURCE: Municipal (Town of Tusayan)

ASLD ROW APPLICATION NUMBER: N/A

DESCRIPTION OF THE PROJECT/UNDERTAKING: The cultural resources inventory was conducted on behalf of the Town of Tusayan, which is seeking to acquire this particular 20-acre parcel of the TenX Ranch for future housing development.

PROJECT AREA/AREA OF POTENTIAL EFFECTS (APE): The parcel is 1,321 feet long (east-west) × 662 feet wide (north-south). Total APE is 20 acres.

LEGAL DESCRIPTION: Gila and Salt River Baseline and Meridian; T30N, R3E, SE¼ NE¼ SE¼ of Section 29 and SW¼ NE¼ SE¼ of Section 29

LAND JURISDICTION: Private (to be acquired by the Town of Tusayan through dedication)

TOTAL ACRES: 20

ACRES SURVEYED: 20

ACRES NOT SURVEYED: 0

CONSULTANT FIRM/ORGANIZATION: EnviroSystems Management, Inc. (EnviroSystems)

PROJECT NUMBER: Project/Report No. 1876-16

PERMIT NUMBER(S): None required

DATE(S) OF FIELDWORK: July 21, 2016

NUMBER OF IOs RECORDED: 2

NUMBER OF SITES RECORDED: 1—AR-03-07-04-1653

ELIGIBLE SITES: 1 (*but segment considered to be non-contributing*)

INELIGIBLE SITES: 0

UNEVALUATED SITES: 0

SITES NOT RELOCATED: 0

SITE SUMMARY TABLE

Land Jurisdiction	Identification Status	Site Number/ Property Address	Eligibility Status/ Criterion/Criteria	Recommended Treatment
Private	New	AR-03-07-04-1653	National Register Listed as Tusayan Line (<i>but currently recorded segment is non-contributing</i>)	None; there are no National or Arizona Register of Historic Places-eligible or listed resources on the parcel.

COMMENTS: This particular segment of Site AR-03-07-04-1653 that extends into the TenX Ranch 20-acre parcel lacks integrity and is recommended as a non-contributing property to the National Register of Historic Places (NRHP) listing of the Tusayan (Railroad) Line as a whole. Additionally, neither of the isolated occurrences (IOs) warrant any further management consideration since their research potential has been exhausted by the survey-level recording. EnviroSystems recommends that the project be allowed to proceed with currently proposed development without any further cultural resources compliance considerations.

Since the railroad segment extends onto the KNF and is a part of the system documented by the Forest Service, EnviroSystems will provide our data documenting the segment to KNF Heritage personnel.

INTRODUCTION AND PROJECT DESCRIPTION

On July 21, 2016 EnviroSystems conducted a Class III cultural resources inventory of a 20-acre parcel at TenX Ranch within the Town of Tusayan municipal boundary, Coconino County, Arizona. This parcel measures 1,321 feet long (east-west) × 662 feet wide (north-south) and lies along Coconino Wash. The Town of Tusayan is in the process of acquiring this parcel for future housing development. The transect interval width was no more than 15 m wide, and the entire parcel was covered by pedestrian survey. The inventory resulted in documentation of one segment of Site AR-03-07-04-1653, part of an early twentieth century logging railroad (the Tusayan Line), and two isolated occurrences.

PROJECT LOCATION AND ENVIRONMENTAL SETTING

The TenX Ranch is a contiguous 194.7-acre property centered on the bottomlands of Coconino Wash. It is located east of State Route 64 and south of the Town of Tusayan's center. The 20-acre parcel under review forms the uppermost portion of this ranch land, and access to it is gained by heading east on Forest Road (FR) 302 from State Route 64 for approximately 2.5 miles until its junction with FR 303. The parcel is immediately east-southeast of this junction with FR 302 traversing the parcel's southwest corner and FR 303 to the north of it. Kaibab National Forest land borders this parcel on the north, east, and west, whereas TenX Ranch land extends down Coconino Wash to the south. The parcel's legal description is T30N, R3E, SE¼ NE¼ SE¼ of Section 29 and SW¼ NE¼ SE¼ of Section 29, as depicted on the Tusayan East, AZ (USDA updated 2012), USGS 7.5' quadrangle (*Figure 1*).

Most of the parcel is centered on the flat bottomlands of Coconino Wash (*Figure 2*). In its eastern portion, however, is an upland bench that is approximately 3 m above the wash's floodplain (*Figure 3*). In general, vegetation throughout the area is a ponderosa pine forest with some pinyon pine and juniper present. The floor of the wash is different from the higher ground in that it is open and contains a dense mixture of shrubs including sagebrush, snakeweed, rabbitbrush, and various grasses and flowering annuals (lupine, Indian paintbrush, etc.). The wash substrate is a tan to light brown silt lightly intermixed with subangular pebbles of chert and limestone. The upland portion is composed of limestone bedrock with a relatively thin layer of silt overlying the bedrock.

This particular parcel has been used as a ranch for a very long time. The parcel contains many features that are associated with an active ranch. These include fencelines that criss-cross through the parcel, two stock tanks, an extensive corral, as well as a ranch house and living complex that is positioned on the uplands overlooking the wash. Importantly, all of these features appear to be recently abandoned with no obvious and significant physical evidence to indicate that they are of historic age (*Figures 3–5*). Modern trash is strewn throughout the ranch house complex, including a large debris pile located atop the remains of what may once have been a second house. Suffice it to say that none of these features are in good condition, most notably the ranch house complex. As such, none of these ranching-related features warrant documentation as historic properties and will not be discussed further in this report.

TenX Ranch Phase I Inventory

EnviroSystems Project No. 1876-16

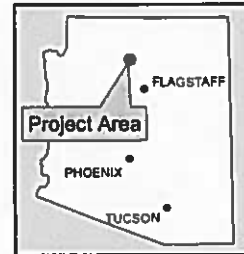
Figure 1. Phase I project location and survey results (20 acres).



1:24,000

Legend

- Project area
- Linear site
- Isolated occurrence
- Kaibab National Forest
- Private



0 0.25 0.5 Mile

0 0.25 0.5 Kilometer

For Official Use Only.
Disclosure of site locations is prohibited (36 CFR 296.18).

EnviroSystems Management, Inc.
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Base map is Tusayan East, AZ (2012), USGS 7.5' quadrangle.

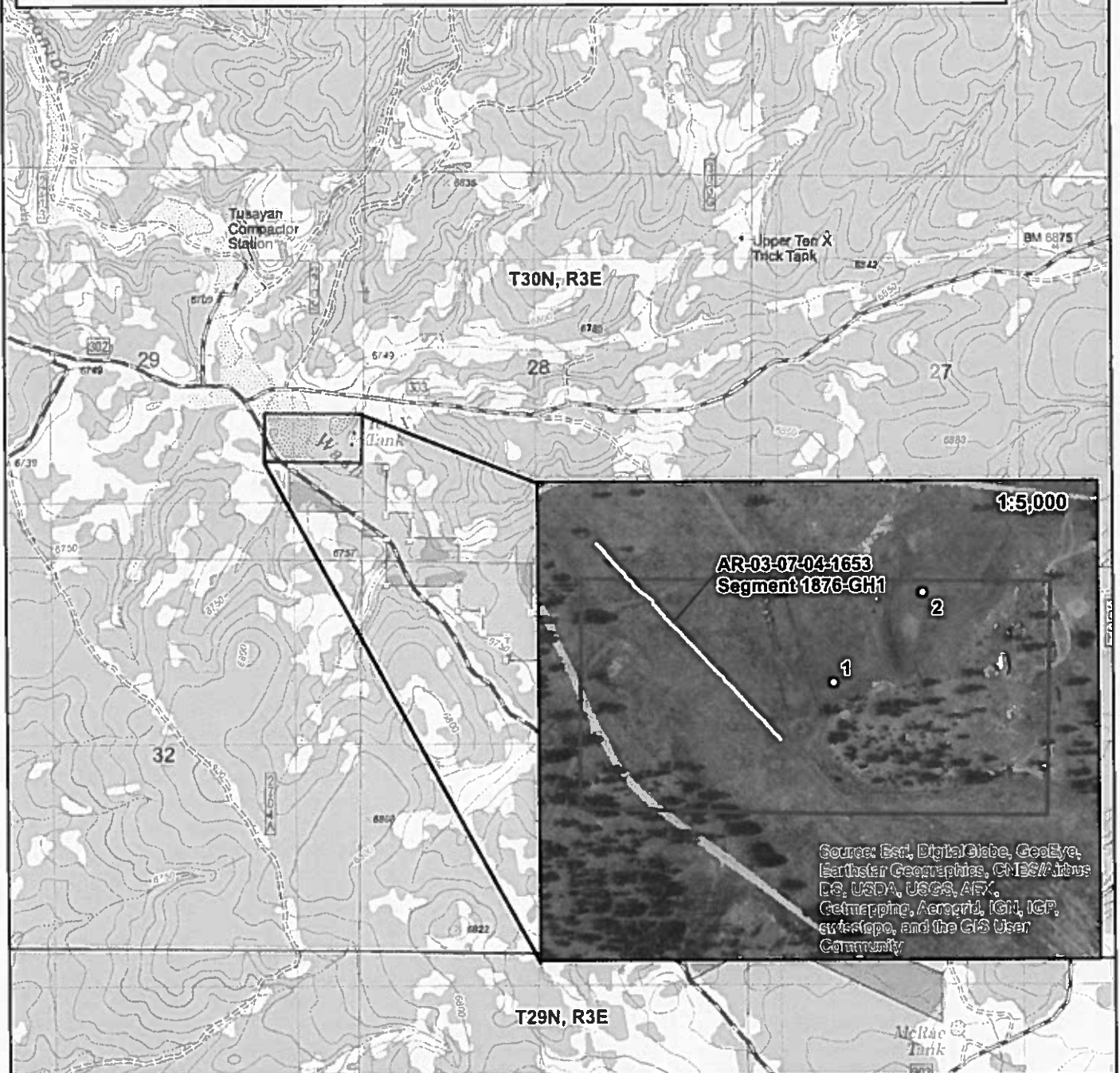




Figure 2. Panoramic view down Coconino Wash, facing southeast.



Figure 3. Panoramic view of flat upland in eastern portion of parcel (note modern swing set in midground), facing west.



Figure 4. Abandoned ranch house south façade, facing north.



Figure 5. Modern debris pile covering remains of a destroyed building, facing south.

CULTURAL SETTING

The following cultural setting focuses primarily on the Historic period because no prehistoric or protohistoric cultural resources were discovered during the course of the archaeological investigation. Nevertheless, prehistoric Archaic hunter-gatherer populations undoubtedly roamed through the area as early as 2,000 B.C., based on radiocarbon dates obtained from split-twigs found in the Grand Canyon (ASU 2010). Tusayan Ruin, also within the boundary of Grand Canyon National Park and not far north of TenX Ranch, is a solid indicator of later Puebloan groups occupying the region (Reid and Whittlesey 1997). It seems certain that the protohistoric/historic Hopi and Havasupai tribal groups also recognized the area as part of their ancestral homelands, using it as a resource exploitation zone and for seasonal agricultural development (Reid and Whittlesey 1997; ASU 2010).

The Coconino Plateau was largely unknown until after the late 1850s when Lieutenant Joseph Christmas Ives and John Wesley Powell explored the Grand Canyon. The area was first afforded federal protection in 1893 as the Grand Canyon Forest Reserve, but by 1910 the area south of the Colorado River would become the Tusayan National Forest after the Spanish name for the Hopi pueblos (USDA 1995). The Grand Canyon would become a National Monument in 1908 and a National Park in 1919, just 3 years after the Park Service's creation (Sheridan 1995:249). It was not until 1934 that the Tusayan National Forest merged with the Kaibab National Forest, located north of the Colorado River at the time, to form the present boundaries of the Kaibab National Forest (USDA 1995).

In the early 1900s homesteaders were beginning to filter into the Tusayan area. George Reed, one of the Tusayan National Forest rangers, began to farm potatoes and other vegetables in the bottomlands of Coconino Wash (Town of Tusayan 2012a). Land patent records reviewed on the Bureau of Land Management's Government Land Office (GLO) website show that Charles Kirsch was given a patent to the current project's TenX Ranch 20-acre parcel in 1915 (USDI-BLM n.d.), and a Tusayan National Forest 1919 map depicts the exact location as "Kirsch Ranch", with "Bentley Ranch" located about a mile down Coconino Wash (USGS 1919). The TenX Ranch would come into existence shortly thereafter in the 1930s when the TenX Cattle Company bought the Reed homestead (Town of Tusayan 2012a), although the TenX Ranch property would not be officially plated until 1967 (USDI-BLM n.d.).

While other areas of the Coconino Plateau were logged even before 1900, it would not be until the 1930s that logging occurred near Tusayan. In the late 1920s the Saginaw & Manistee Lumber Company began to expand into areas that, at the time, were considered remote. By 1927, the company was able to obtain a contract to harvest 142 million board feet of timber on what is now the Tusayan Ranger District (Stein 2006:31-33). This particular area would be accessed by railroad. This railroad would become known as the Tusayan Line and was in operation from 1930 to 1936 (Stein 2006:33). The area immediately around Tusayan was one of the last areas to be cut, ca. 1936.

Sometime in the late 1920s the federal government agreed to build a new highway from Williams to the Grand Canyon. It would not be until the 1950s, however, that State Route 64 would become an improved road and constructed following its modern alignment (Town of Tusayan 2012). As a result of the highway, new people quick to see the recreational business opportunities moved into the burgeoning community of Tusayan. Despite the fact that Tusayan has been growing ever since as the gateway to the South Rim of the Grand Canyon, it was not until 2010 that the Town of Tusayan became incorporated (Town of Tusayan 2012b).

RECORDS SEARCH

On July 20, 2016 EnviroSystems conducted a records search via AZSITE. The AZSITE database yielded no previous surveys within 1 mile of the project area. However, nine archaeological sites with Forest numbers do plot within 1 mile of the project parcel. The closest site (AR-03-07-04-77, prehistoric) is about 250 meters to the north-northwest.

Since the project parcel is surrounded by KNF land to the north, east, and west, EnviroSystems also conducted a records search through the Forest. This effort revealed 19 previous projects within 1 mile of the project area, all of them considered complete/valid surveys conducted between 1976 and 2014. Additionally, 41 archaeological sites occur within the 1-mile buffer area. These include 36 prehistoric, four historic, and one multicomponent sites. Eight of the nine sites that occur in the AZSITE database are accounted for in the list of sites from the KNF. Since none of the previous projects or sites occurs within the project area, based on Forest Service preference, details for the known sites and projects were not provided by the Forest and are not listed or plotted.

General Land Office maps for the project-specific township and range surveyed and filed in 1901 and 1967 were examined to identify any historically documented roads, trails, railroads, ditches, and homesteads in or adjacent to the project area. The 1901 GLO shows two roads crossing the west and south halves of Section 29, with one of them traversing northeast-southwest through the N½ of the SE¼. The 1967 GLO depicts the subdivision of the TenX Ranch within Sections 28, 29, and 33 and a road (present-day FR 302) leading from Tusayan in a southeasterly direction through the ranch parcel. Other GLO records show that the project parcel was part of a Homestead Act land patent obtained by Charles Kirsch in 1915. Furthermore, a 1919 map of the Tusayan National Forest (later to become a part of the KNF in 1934) depicts the same northeast-southwest road as that shown on the 1901 GLO in Section 29 very near the project parcel. This road alignment does not occur in the project area today.

INVENTORY METHODS AND RESULTS

On July 21, 2016 EnviroSystems Archaeologist Gregory Haynes conducted a Class III pedestrian inventory across the entire 20-acre parcel. Following Arizona State Museum (ASM) inventory procedures, the transect interval was not more than 15 m wide. A Trimble GPS unit was used during the survey to ensure complete coverage across the parcel and to maintain proper transect interval width. Pedestrian coverage was accomplished by starting in the parcel's southwest corner and walking north-south transects from the west end of the parcel to the east end.

Geospatial UTM coordinates for all identified historic properties and the two IOs were obtained using a Trimble Juno device, and recorded resources were plotted on the appropriate USGS 7.5' quadrangle. All GPS data were collected using the NAD 83 datum, differentially corrected, then downloaded into a Geographic Information System (GIS) file via ArcMap to produce resource location maps. The newly recorded site found in the project area was recorded using an ASM site card and standards for site documentation. A running tabulation was maintained for IOs, which were documented on a standard EnviroSystems IO Log. Each site was thoroughly described, photographed, and mapped using a Trimble GPS.

The inventory resulted in the identification and documentation of one segment of Site AR-03-07-04-1653, which is part of the Saginaw & Manistee Lumber Company's Tusayan (Railroad) Line. The site number was obtained from the KNF. In addition to the site were two IOs found in a disturbed context.

Site AR-03-07-04-1653

UTM Coordinates (NAD 83): 402052 E, 3979227 N (NW end); 401897 E, 3979397 N (SE end)

Legal Description: SE½ NE¼ SE¼ of Section 29, T30N, R3E

Site Dimensions: 763 feet (NW-SE) × 12 feet (NE-SW)

Site Type: Saginaw & Manistee Lumber Company, Tusayan Line logging railroad segment

Cultural/Temporal Affiliation: Euroamerican / 1927–1936

ARHP/NRHP Recommendation: Eligible (though *non-contributing element*)

Site AR-03-07-04-1653 is a short 763-foot-long dismantled segment (referred to as Segment 1876-GH1) of the Saginaw & Manistee Lumber Company's Tusayan Line (Stein 2006:31-34; *Figure 6*). It crosses directly through the bottomlands of Coconino Wash just east-southeast of the junction of FRs 302 and 303. Vegetation in the wash bottom is composed of dense shrubs and grasses with sagebrush, rabbitbrush, snakeweed, grasses, and various flowering annuals. The higher ground immediately bordering the wash is ponderosa pine forest with some pinyon and juniper present. The wash substrate is a tan to light brown silt loam lightly intermixed with subangular pebbles of chert and limestone.

Segment 1876-GH1 bears southeast from the junction of FRs 302 and 303 down the bottomlands of Coconino Wash. It exhibits as a raised bed that is currently 12 feet wide and about 2 to 2.5 feet high. The top is not more than about 6-7 feet wide, and either side of the grade exhibits a 3-foot-wide sloped berm. The segment bears northwest-southeast with its northwest terminus truncated by development of the two modern Forest Service roads, and its southeast terminus melts indistinctly into the bottom of the wash. Strewn along its length and margins are deteriorated railroad ties, of which some still have railroad spikes embedded into them. Railroad spikes, large ¾-inch-diameter screws, and 1.5-foot-long pieces of angle iron are also present on the surface. In one place there is a pile of 5–10 railroad ties in a 13 × 13-foot area along the southern edge of the grade.

This segment of the Tusayan Line is in poor condition and retains limited integrity. It has been dismantled and truncated by modern road development and erosion. It is dissected by at least two drainages, a fenceline, and a wide two-track rut that parallels the fence. Cattle have also trampled the alignment as evidenced by tracking; manure is spread along it as well. Moreover, the whole feature is melting into the bottomlands of the wash. There is no potential for intact subsurface deposits beyond the fill that composes the raised bed. Though Site AR-03-07-04-1653/Tusayan Line is a contributing line to the National Register listing (dated 1995) of the Logging Railroads of the Coconino and Kaibab National Forests, EnviroSystems recommends this particular segment as a non-contributor/non-contributing property because of its lack of integrity and dissection from the system.

**TenX Ranch Phase I
Inventory**

EnviroSystems Project No. 1876-16

**Figure 6. Site AR-03-07-04-1653,
Segment 1876-GH1 plan map.**

0 25 50 Meters

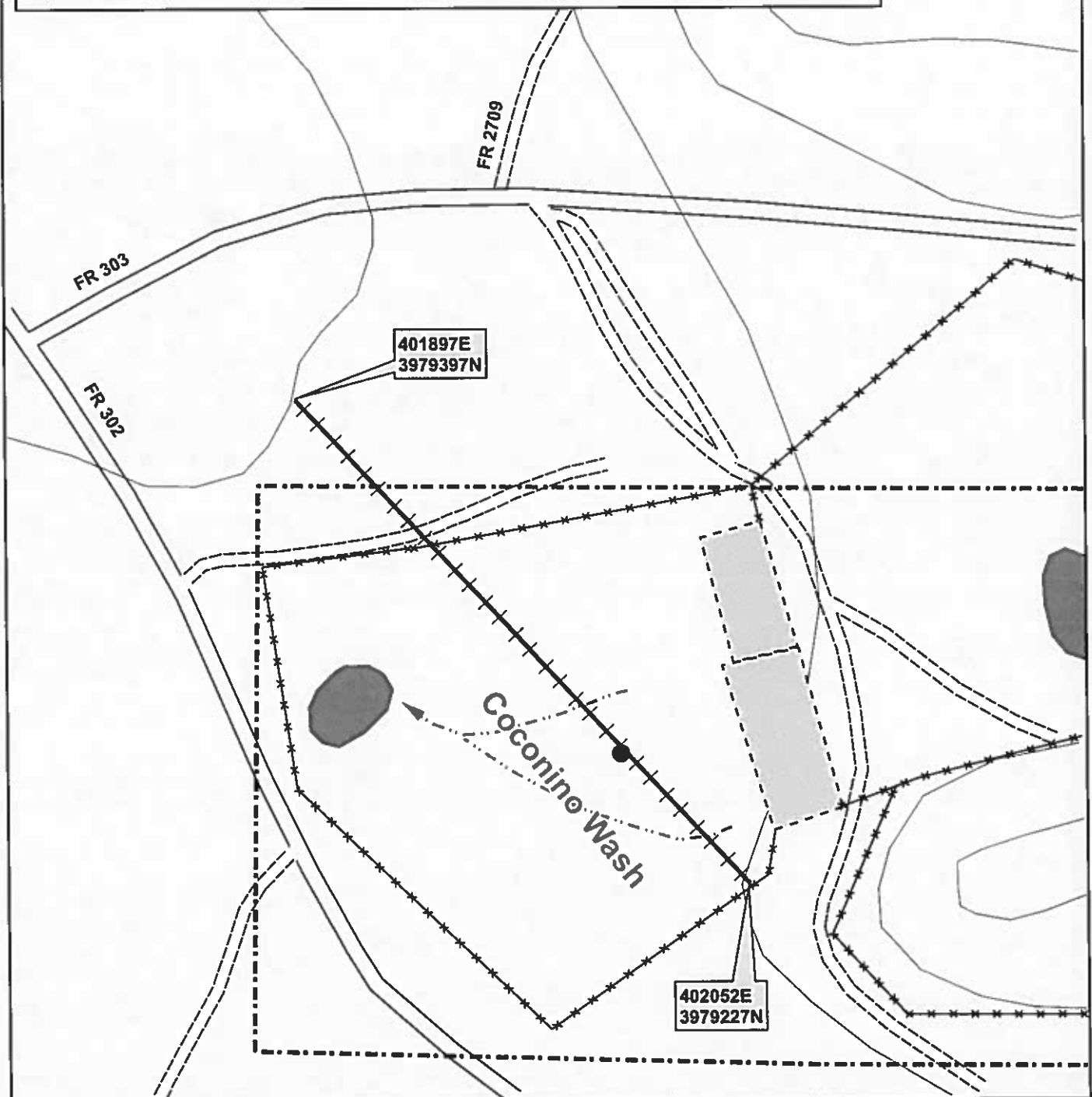
0 50 100 Feet



Legend

- | | |
|-----------------------|----------------------------------|
| RR grade | Maintained road |
| Deteriorating RR ties | Two-track |
| Private land boundary | Drainage |
| In-use corral | Contour line
(interval=10 ft) |
| Stock tank | |
| Fence | |

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Isolated Occurrences

Two IOs were recorded during the inventory. IO 1 is a red chert biface thinning flake positioned in a ranching-related activity area (UTMs 402099 E, 3979276 N). IO 2 is a dispersed rock concentration that contains approximately 30 limestone cobbles and small boulders in a 3 × 2-m area (UTMs 402176 E, 3979353 N; *Figure 7*). This concentration is positioned in the bottom of a large cattle tank and is severely disturbed by cattle trampling. Although its function cannot be ascertained, it probably represents simply a rock discard pile.



Figure 7. IO 2, dispersed rock concentration in bottom of a cattle tank, facing south.

MANAGEMENT RECOMMENDATIONS

This particular segment of Site AR-03-07-04-1653 that extends into the TenX Ranch 20-acre parcel lacks integrity and is recommended as a non-contributing property to the National Register of Historic Places listing of the railroad line as a whole. Additionally, neither of the isolated occurrences warrant any further management consideration since their research potential has been exhausted by the survey-level recording. EnviroSystems recommends that the project be allowed to proceed with currently proposed development without any further cultural resources compliance considerations. Since the railroad segment extends onto the KNF and is a part of the system documented by the Forest Service, EnviroSystems will provide our data documenting the segment to KNF Heritage personnel.

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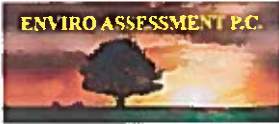
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ENVIRONMENTAL SITE ASSESSMENT NON-SCOPE RECOMMENDATION

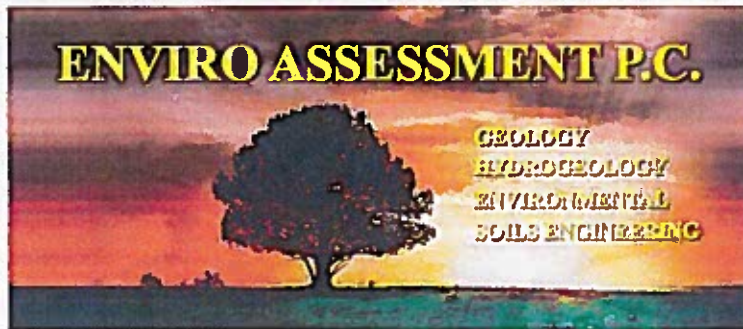
TENX RANCH PROPERTY FOREST SERVICE ROAD 302 TUSAYAN, AZ 86023

Based on this Phase I Environmental Site Assessment, no further environmental investigation is recommended for the subject property at this time.

The statements and recommendations in this report are based upon the findings, opinions, conclusions, and site reconnaissance performed in accordance with ASTM International Standard E1527-13. This recommendation is a non-scope consideration which Enviro Assessment, PC has performed as a courtesy to the client. Our work and recommendations have been performed using a degree of skill consistent with that of competent environmental consulting firms performing similar work. We have considered all reasonably ascertainable data obtained during the Phase I ESA process in the production of this recommendation. Additional research or receipt of information regarding the property that was not disclosed or available to us during our assessment may result in revision of our recommendation.

The recommendation in this report should be re-evaluated if site conditions change. This recommendation is not intended to assess the suitability of the property for any purpose. This recommendation does not preclude the possibility that materials currently or in the future defined as hazardous substances are present on the property. This recommendation is applicable only to the property investigated during our Phase I Environmental Site Assessment and should not be used for any other property.

The client agrees and understands that the purpose of this recommendation is to provide additional professional opinions with regard to the Phase I Environmental Site Assessment **2016-06-027**. No expressed or implied warranties are given hereunder with regard to any non-scope considerations Enviro Assessment, PC has provided.



PHASE I ENVIRONMENTAL SITE ASSESSMENT

**TENX RANCH PROPERTY
FOREST SERVICE ROAD 302
TUSAYAN, AZ 86023**

Project Number 2016-06-027

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PHASE I ENVIRONMENTAL SITE ASSESSMENT
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PLATES - Vicinity Map - Location Map - Historical Aerial Photographs - Topographic Maps

APPENDIX - EDR Reports - Questionnaires - Additional Documents (as provided)



Town of Tusayan
Eric Duthie
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Subject: Phase I Environmental Site Assessment Report for:
TenX Ranch Property
Forest Service Road 302
Tusayan, AZ 86023
APN(s): 50214001

Dear Mr. Duthie:

As you requested, we have prepared a Phase I Environmental Site Assessment (ESA) for Forest Service Road 302, Tusayan, AZ 86023. The property is identified by its APN(s) as 50214001. This report was produced in accordance with the American Society for Testing and Materials (ASTM) International Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM International E1527-13) and is compliant with the All Appropriate Inquiries (AAI) rule.



1. EXECUTIVE SUMMARY

A Phase I Environmental Site Assessment has been conducted for the subject property. The Findings, Opinion, and Conclusions are provided below:

The subject property is located at Forest Service Road 302, Tusayan, AZ 86023. The property is identified by its APN(s) as 50214001. The property is currently the TenX Ranch.

The subject property was not listed in the EDR Report.

The EDR Report was reviewed for any adjoining and/or surrounding sites which may pose a risk of significant environmental concern to the subject property. There were no sites identified in the surrounding area.

The Orphan Site List was reviewed. No sites were listed on the Orphan List that were within the search radius of the subject property.

Based on the aerial photos, topographic maps, Sanborn maps, and City Directory listings of the site, in addition to information obtained while conducting interviews, the subject property was developed as a ranch with a residential structure and a barn structure on the eastern portion, water holes/ponds on the northeastern and northwestern portions, respectively, and grazing land on the remaining portion sometime before 1953. Between 1953 and 1973 a corral and associated outbuildings were developed on the north central portion. By 2010, the barn structure had become dilapidated and was reduced to a pile of debris by 2014. Historical use of the site includes, but is not limited to, a residence, partial use as an agricultural field, temporary use by the railroad for access to a tree removal project, and a ranch.

Interviews were conducted with individuals and local government agencies in an attempt to obtain any information indicating Recognized Environmental Conditions in connection with the subject property. Please refer to Section 7 of this report for additional details on these interviews.



Enviro Assessment, PC personnel identified no significant observable contaminated areas on the subject property during the site reconnaissance.

All available standard historical sources have been reviewed in an attempt to identify the likelihood of past uses of the subject property and surrounding area, having led to Recognized Environmental Conditions (RECs) in connection with the subject site. No significant environmental concerns have been identified based on the historical use of the subject properties or surrounding area.

The subject property was not listed in the EDR Report.

The EDR Report was reviewed for any adjoining, surrounding, or Orphan sites which may pose a risk of significant environmental concern to the subject property. There were no sites identified in the surrounding area, therefore no impact to the subject property is anticipated at this time.

Enviro Assessment, PC personnel did not observe any visible RECs related to the subject property.

No significant environmental concerns were identified during the interviews conducted for the subject property.

This assessment has revealed no evidence of RECs in connection with the subject property.

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM International Standard E1527-13 practice for the property located at Forest Service Road 302, Tusayan, AZ 86023. The property is identified by its APN(s) as 50214001. Any exceptions to, or deletions from, this practice are described in the Limitations Section of this report. This assessment has revealed no evidence of Recognized Environmental Conditions in connection with the subject property.



2. INTRODUCTION

2.1 Purpose

The purpose of this Phase I Environmental Site Assessment is to identify, to the extent feasible, Recognized Environmental Conditions (REC) in connection with the property. The report follows the processes prescribed by the AAI rule and in ASTM International Standard E1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. As defined by ASTM International E1527-13, §1.1.1, the term "recognized environmental conditions" refers to:

The presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.

2.2 Detailed Scope-of-Service

The scope of work performed for this Phase I Environmental Site Assessment report includes:

- Collecting and reviewing available environmental related information concerning the property and other data pertinent to the specific site per the ASTM International Standard E1527-13;
- Conducting a site visit to observe current site uses, observe adjacent land use, and gather data on possible spills, or misuse of chemicals that could be considered a REC;
- Contacting appropriate regulatory personnel, and reviewing regulatory files regarding the property in question.

No additional non-scope considerations per Section 13 of the ASTM International Standard E1527-13 were included in this Phase I Environmental Assessment report.



2.3 Significant Assumptions

No significant assumptions were made in this assessment.

2.4 Limitations and Exceptions

Limitations

This report is applicable only for the project and site studied. Report findings and statements of professional opinion do not constitute a guarantee or warranty, expressed or implied. This report contains information and data provided by others and Enviro Assessment, PC in no way warrants the accuracy or completeness of the information provided by those sources. Our services are performed in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. This report is prepared using the ASTM International Standard E1527-13 and includes several inherent limitations, including but not limited to: Section 4.5.1 – Uncertainty Not Eliminated, Section 4.5.2 – Not Exhaustive, Section 7.4 – No Sampling, and Section 7.5.2.1 – Reliance.

Exceptions

No exceptions to or deviations from the ASTM International Standard E1527-13 was made during the course of our work, with the exception of the following:

- No interviews were conducted with local agencies as part of this assessment. Relevant local agencies for the area have policies of referring requests for interviews to their file review departments.
- A complete list of previous occupants of the subject property was not located, therefore, no determination can be made based on every previous use of the property.
- A complete history in five year intervals was not reasonably ascertainable.

These limitations are not anticipated to represent a significant data gap for the investigation.

2.5 Special Terms and Conditions

We have been authorized by Eric Duthie to perform a Phase I Environmental Site Assessment of the subject property. It is our understanding that Mr. Duthie will use the information contained in



this report for town environmental concerns. Without prior written consent of the client, Enviro Assessment, PC will keep confidential and not disclose to any person or entity, any data or information provided by the client or generated in conjunction with the performance of this study, except when required by law. Provisions of confidentiality shall not apply to data or information obtained from the public domain or acquired from third parties not under obligation to the client to maintain confidentiality.

2.6 User Reliance

This report was prepared for the exclusive use of Eric Duthie. No other person or entity is entitled to rely upon this report without the specific written authorization of Enviro Assessment, PC. Such reliance is subject to the same limitations, terms, and conditions as the original contract with the client. Enviro Assessment, PC specifically disclaims any responsibility for any unauthorized use of this report. Based on the ASTM International Standard, this Phase I report expires 180 days from the date the work was conducted.

3. SITE DESCRIPTION

3.1 Location and Legal Description

The subject property is located at Forest Service Road 302, Tusayan, AZ 86023. The property is identified by its APN(s) as 50214001. A Site Vicinity Map and Location Map are located on Plates A1 and B1.

3.2 Site and Vicinity General Characteristics

The subject property is relatively flat with a slight slope toward the northwest and consists of an approximately 20-acre parcel. The property is located on the northeast and southwest sides of Forest Service Road 302, between Forest Service Road 814 approximately 350 feet to the north and Highway 64 approximately 2.5 miles to the northwest, approximately 313 feet to the south of the southeastern portion of the town of Tusayan, Arizona. The surrounding area consists of a mix of grazing and forest service land. The town of Tusayan is located within north central Arizona, between the Grand Canyon and Colorado River approximately 4.60 and 7.30 miles to the north, respectively, and Flagstaff, Arizona approximately 53.61 miles to the south-southeast.



3.3 Description of Improvements on Property

The subject property consists of an approximately 1,200 square foot single-story abandoned residential structure, located on the northeastern portion of the site, with associated small livestock cages to the northeast and an unimproved driveway to the east of the structure. Two water holes are located on the northeastern and western portions, respectively, a corral with associated outbuildings and water troughs on the north central portion, and the remains of a barn structure on the southeastern portion. Forest Service Road 302 runs northwest/southeast through the southwestern portion of the site. The remaining portion consists of grazing land.

3.4 Current Uses of the Adjoining Properties

Aerial imagery and parcel data were reviewed in an attempt to determine the types of use of the adjoining properties. The following observations are discussed below:

Direction	Type of Use
North	Grazing/Forest Service land.
South	Grazing/Forest Service land.
East	Grazing/Forest Service land.
West	Grazing/Forest Service land.

4. USER PROVIDED INFORMATION

4.1 Title Records

Chain of title reports were not provided by the client for use in preparing this report. A Preliminary Title Report was not reviewed for pertinent title records and/or judicial records. No such records were made available for review.

4.2 Environmental Liens or Activity and Use Limitations

No additional information was provided identifying actual knowledge of environmental liens or activity and use limitations recorded against the subject property. Included in the records review section is a search of state deed restrictions, liens, and use limitations.



4.3 Specialized Knowledge

No information was provided identifying specialized knowledge or experience that is material to Recognized Environmental Conditions in connection with the subject property.

4.4 Commonly Known or Reasonably Ascertainable Information

No information was provided identifying knowledge of commonly known or reasonably ascertainable information related to the subject property.

4.5 Valuation Reduction for Environmental Issues

No information was provided identifying knowledge of valuation reduction of the subject property.

4.6 Owner, Property Manager, and Occupant Information

Information provided by the owner of the subject property is discussed in Section 7 of this report.

4.7 Reason for Performing Phase I

The Phase I has been requested by Eric Duthie in relation to town environmental concerns.

4.8 Other

No other information was provided for review related to the subject property.

5. RECORDS REVIEW

5.1 Standard and Additional Environmental Records

The Environmental Records used for this Phase One ESA were obtained through Environmental Data Resources, Inc. (EDR®) of Shelton, Connecticut. The search radius used for each of the records is listed below and is based on the ASTM International Standard E1527-13 Sections; 8.2.1 and 8.2.3. The date of each of the government records searched and the date EDR® obtained the records are listed in the EDR® Report (attached). In addition to the search results, lists of sites which may be located within the search area but due to lack of information cannot be accurately located are provided (Orphan Sites). This Orphan Site list is reviewed, and all sites which may be included in the search radius have been included in this report.



5.2 Database Results

For the full name, description, and the date each of the databases were last updated, please refer to the Government Records section of the EDR® Report.

Database	Target Property	Adjacent Property	Search Distance (Miles)	0.125	0.250	0.500	1.000	Total
NPL			1.000	0	0	0	0	0
Proposed NPL			1.000	0	0	0	0	0
NPL LIENS			0.001	0	NR	NR	NR	0
Delisted NPL			1.000	0	0	0	0	0
FEDERAL FACILITY			0.500	0	0	0	NR	0
SEMS			0.500	0	0	0	NR	0
SEMS-ARCHIVE			0.500	0	0	0	NR	0
CORRACTS			1.000	0	0	0	0	0
RCRA-TSDF			0.500	0	0	0	NR	0
RCRA-LQG			0.250	0	0	NR	NR	0
RCRA-SQG			0.250	0	0	NR	NR	0
RCRA-CESQG			0.250	0	0	NR	NR	0
LUCIS			0.500	0	0	0	NR	0
US ENG CONTROLS			0.500	0	0	0	NR	0
US INST CONTROL			0.500	0	0	0	NR	0
ERNS			0.001	0	NR	NR	NR	0
AZ NPL			1.000	0	0	0	0	0
AZ WQARF			1.000	0	0	0	0	0
SPL			1.000	0	0	0	0	0
SHWS			1.000	0	0	0	0	0
SWF/LF			0.500	0	0	0	NR	0
LUST			0.500	0	0	0	NR	0
INDIAN LUST			0.500	0	0	0	NR	0
FEMA UST			0.250	0	0	NR	NR	0
UST			0.250	0	0	NR	NR	0
AST			0.250	0	0	NR	NR	0
INDIAN UST			0.250	0	0	NR	NR	0
AZURITE			0.500	0	0	0	NR	0
AUL			0.500	0	0	0	NR	0
VCP			0.500	0	0	0	NR	0



Database	Target Property	Adjacent Property	Search Distance (Miles)	0.125	0.250	0.500	1.000	Total
INDIAN VCP			0.500	0	0	0	NR	0
BROWNFIELDS			0.500	0	0	0	NR	0
US BROWNFIELDS			0.500	0	0	0	NR	0
SWTIRE			0.500	0	0	0	NR	0
INDIAN ODI			0.500	0	0	0	NR	0
DEBRIS REGION 9			0.500	0	0	0	NR	0
ODI			0.500	0	0	0	NR	0
US HIST CDL			0.001	0	NR	NR	NR	0
CDL			0.001	0	NR	NR	NR	0
US CDL			0.001	0	NR	NR	NR	0
LIENS 2			0.001	0	NR	NR	NR	0
HMIRS			0.001	0	NR	NR	NR	0
SPILLS			0.001	0	NR	NR	NR	0
SPILLS 90			0.001	0	NR	NR	NR	0
RCRA NonGen / NLR			0.250	0	0	NR	NR	0
FUDS			1.000	0	0	0	0	0
DOD			1.000	0	0	0	0	0
SCRD DRYCLEANERS			0.500	0	0	0	NR	0
US FIN ASSUR			0.001	0	NR	NR	NR	0
EPA WATCH LIST			0.001	0	NR	NR	NR	0
2020 COR ACTION			0.250	0	0	NR	NR	0
TSCA			0.001	0	NR	NR	NR	0
TRIS			0.001	0	NR	NR	NR	0
SSTS			0.001	0	NR	NR	NR	0
ROD			1.000	0	0	0	0	0
RMP			0.001	0	NR	NR	NR	0
RAATS			0.001	0	NR	NR	NR	0
PRP			0.001	0	NR	NR	NR	0
PADS			0.001	0	NR	NR	NR	0
ICIS			0.001	0	NR	NR	NR	0
FTTS			0.001	0	NR	NR	NR	0
MLTS			0.001	0	NR	NR	NR	0
COAL ASH DOE			0.001	0	NR	NR	NR	0
COAL ASH EPA			0.500	0	0	0	NR	0
PCB			0.001	0	NR	NR	NR	0



Database	Target Property	Adjacent Property	Search Distance (Miles)	0.125	0.250	0.500	1.000	Total
TRANSFORMER								
RADINFO			0.001	0	NR	NR	NR	0
HIST FTTS			0.001	0	NR	NR	NR	0
DOT OPS			0.001	0	NR	NR	NR	0
CONSENT			1.000	0	0	0	0	0
INDIAN RESERV			1.000	0	0	0	0	0
FUSRAP			1.000	0	0	0	0	0
UMTRA			0.500	0	0	0	NR	0
LEAD SMELTERS			0.001	0	NR	NR	NR	0
US AIRS			0.001	0	NR	NR	NR	0
US MINES			0.250	0	0	NR	NR	0
FINDS			0.001	0	NR	NR	NR	0
UXO			0.001	0	0	0	0	0
DOCKET HWC			0.001	0	NR	NR	NR	0
AIRS			0.001	0	NR	NR	NR	0
AZ DOD			0.001	0	NR	NR	NR	0
Dry Wells			0.500	0	0	0	NR	0
DRYCLEANERS			0.250	0	0	NR	NR	0
EMAP			0.001	0	NR	NR	NR	0
Enforcement			TP	NR	NR	NR	NR	0
Financial Assurance			0.001	0	NR	NR	NR	0
MANIFEST			0.250	0	0	NR	NR	0
UIC			0.001	0	NR	NR	NR	0
WWFAC			0.500	0	0	0	NR	0
FUELS PROGRAM			0.250	0	0	NR	NR	0
ECHO			0.001	0	NR	NR	NR	0
EDR MGP			1.000	0	0	0	0	0
EDR Hist Auto			0.125	0	NR	NR	NR	0
EDR Hist Cleaner			0.125	0	NR	NR	NR	0
RGA HWS			0.001	0	NR	NR	NR	0
RGA LF			0.001	0	NR	NR	NR	0
RGA LUST			0.001	0	NR	NR	NR	0



5.3 Methodology of Records Review

Enviro Assessment, PC conducts *Regulatory Agency File and Records Reviews* in accordance with ASTM International Standard E1527-13; sections 8.1.1 through 8.1.8. *The purpose of the regulatory file review is to obtain sufficient information to assist the environmental professional in determining if a recognized environmental condition, historical recognized environmental condition, controlled recognized environmental condition, or a de minimis condition exists at the property.*

Standard historical sources (8.3.4.1) that are practically reviewable (3.2.96) and publicly available (3.2.72) have been examined by Enviro Assessment, PC personnel. Records that are not practically reviewable were not used to determine any professional opinion in regard to potential impacts to the subject property. This review of the standard historical sources includes case files that meet the definition requirements of a recognized environmental condition, historical recognized environmental condition, controlled recognized environmental condition, or a de minimis condition. Please refer to the EDR and appendices attached to this report for further details. (Terms and definitions in italics denote direct references from ASTM International Standard E1527-13)

5.4 Subject Property

The subject property was not listed in the EDR records searched.

5.5 Adjoining Properties

The EDR Report was reviewed for any adjoining sites which may pose a risk of significant environmental concern to the subject property. No adjoining properties were listed in the EDR records searched.

5.6 Surrounding Properties

The EDR Report was reviewed for any surrounding sites which may pose a risk of significant environmental concern to the subject property. No surrounding properties were listed in the EDR records searched.



5.7 Orphan Properties

The Orphan Site List was reviewed. No sites are listed on the Orphan List that are within the search radius of the subject property.

5.8 Physical Setting Sources

According to the most recent USGS Topographic maps covering the subject property and vicinity, the subject property is slightly sloped towards the northwest and lies between 6,738 and 6,759 feet above mean sea level.

5.9 Historical Use Information on the Property and Adjoining Properties

Aerial Photographs

Aerial photographs of the subject property were reviewed as part of this investigation. The results are discussed below:

Date	Photo Description
1953	<ul style="list-style-type: none">• Subject Property: Consists primarily of agricultural/grazing land with two watering holes on the northeastern and western portions, respectively. At least two structures and associated unimproved drive/parking areas are located on the eastern portion. An unimproved road runs northwest/southeast through the southwestern portion.• Adjoining Properties: Consist of agricultural/grazing land to the north and south and wooded land to the east and west. Several paths/drive areas are visible on the adjoining property to the north.• Surrounding Area: Forest Service Road 302 is visible to the northwest, running through the southwestern portion of the subject property and to the south, respectively. Two more area roads are visible to the northwest and north, respectively. The surrounding area consists of a mix of agricultural/grazing land and wooded land.
1954	<p>NETR Reference.</p> <ul style="list-style-type: none">• Subject Property: The southern portion is in use as an agricultural field and in association with the adjoining property to the south.• Adjoining Properties: The adjoining property to the south clearly consists of an agricultural field. The remaining adjoining properties are relatively unchanged.• Surrounding Area: An agricultural field is present on the area to the southeast.
1973	<ul style="list-style-type: none">• Subject Property: Relatively unchanged, with the exception that the corral on the north central portion is now visible.



Date	Photo Description
	<ul style="list-style-type: none">• Adjoining Properties: Relatively unchanged, with the exception that several more paths/drive areas are visible on the adjoining property to the north.• Surrounding Area: Relatively unchanged.
1992	<ul style="list-style-type: none">• Subject Property: Relatively unchanged, with the exception that the watering troughs on the north central portion are now visible.• Adjoining Properties: Relatively unchanged, with the exception of the development of a structure to the east-southeast and an associated unimproved driveway.• Surrounding Area: Forest Service Road 814 is now visible to the north. The remaining surrounding area is relatively unchanged.
2003	<ul style="list-style-type: none">• Subject Property: Relatively unchanged.• Adjoining Properties: Relatively unchanged, with the exception that the structure to the east-southeast has been removed.• Surrounding Area: Relatively unchanged.
2007	<ul style="list-style-type: none">• Subject Property: Relatively unchanged.• Adjoining Properties: Relatively unchanged.• Surrounding Area: Relatively unchanged.
2010	<ul style="list-style-type: none">• Subject Property: Relatively unchanged, with the exception that the barn structure on the eastern portion has become dilapidated.• Adjoining Properties: Relatively unchanged.• Surrounding Area: Relatively unchanged.
2014	<ul style="list-style-type: none">• Subject Property: Small livestock cages are visible to the northeast of the residential structure and the barn structure has been reduced to a pile of debris. The remaining portion is relatively unchanged.• Adjoining Properties: Relatively unchanged.• Surrounding Area: Relatively unchanged.

These photos are included in the Appendix.

Historical Topographic Maps

Topographic maps of the subject property were reviewed as part of this investigation. The results are discussed below:

Date	Map Description
1981	7.5 Minute USGS Topo Map. Two structures (the southernmost a barn/outbuilding) are represented on the eastern portion of the subject property. Two ponds are represented on the northeastern and western portions, respectively.



Date	Map Description
	Other features shown on the map include elevation lines (depicting a slight slope to the northwest), area roads (including Forest Service road 302 running through the southwestern portion of the subject property and to the northwest and south), the Coconino Wash to the northwest and running through the subject property, and natural features (including wooded land and area streams).

These maps are included in the Appendix.

Sanborn Fire Insurance Maps

An attempt was made by EDR to obtain Sanborn Insurance Company maps for the period covering the years 1860 through the present in order to determine what types of activities were conducted on the subject property and on adjoining properties. Sanborn map coverage was not available for the subject property or surrounding area.

City Directories

A search of local historical city directories was conducted by EDR for the subject property. The review included directories in five year intervals from 1992 to 2013 (as available). The results are discussed below:

No listings were found for the subject property, however please refer to the EDR City Directory Report in the Appendix for the numerous listings for the surrounding properties for more details.

Based on the aerial photos, topographic maps, Sanborn maps, and City Directory listings of the site, in addition to information obtained while conducting interviews, the subject property was developed as a ranch with a residential structure and a barn structure on the eastern portion, water holes/ponds on the northeastern and northwestern portions, respectively, and grazing land on the remaining portion sometime before 1953. Between 1953 and 1973 a corral and associated outbuildings were developed on the north central portion. By 2010, the barn structure had become dilapidated and was reduced to a pile of debris by 2014. Historical use of the site includes, but is not limited to, a residence, partial use as an agricultural field, temporary use by the railroad for access to a tree removal project, and a ranch.



6. SITE RECONNAISSANCE

A visual reconnaissance of the subject property was conducted on June 28, 2016 by Mr. Hunt, under the supervision of Mr. Robinson. A site map and photographs of the subject property are attached to this report in the Appendix.

6.1 Methodology and Limiting Conditions

The periphery of the subject property was inspected. A detailed inspection was conducted of all major site features visible from the public portions of the property.

6.2 Exterior and Interior Observations

Observations made during the site visit are summarized in the following table:

Subject Property	Site Visit Observations
Current Use of Property	The property is currently the Ten X ranch. The ranch has been abandoned and partially demolished.
Evidence of Past Uses of Property?	Past use as a residence and ranch was evident, based on the presence of an abandoned residential structure on the northeastern portion and several livestock holding pens and grazing land.
Potable Water Source	None observed. A large above ground holding tank was observed and what appeared to be an old pump house was also observed on site. However, no well head was discovered due to the debris.
Sewage Disposal Source	An outhouse was observed on the northeast corner of the property.
Odors?	No odors were identified.
Pools of Liquid?	None observed.
Electric or hydraulic equipment likely to contain PCBs?	None observed.
Storage tanks?	A large storage tank was observed on the northern border of the property. The tank was situated in a position that indicated it may have been used to water animals on the northwestern portion of the site. Also observed was an empty heating oil tank in good condition.
Drums or other containers?	Empty water troughs observed on the central portion and several tanks that appeared to be old unused pressure tanks on the southeastern portion of the property.



Subject Property	Site Visit Observations
Exterior Observations	
Pits, Ponds, Lagoons?	Remnants of a pond/watering hole was observed on the northeastern portion, based on the presence of berms.
Stained soil or pavement?	None observed.
Solid waste?	Debris was observed near the eastern border of the site in the same location as the structure that was onsite between 2007 and 2010. Other debris onsite was in relation to either the residential or ranch use.
Waste water discharge?	None observed.
Wells or septic systems?	An outhouse and an old pump-house were observed.
Vicinity Observations	
Topography of property and vicinity	The site has a slight rise in elevation on the northeastern portion.
Current use of adjoining properties	The adjoining properties consist of forest land.
Evidence of past uses?	None observed.
Current land uses in area	Grazing and Forest Service land.

7. INTERVIEWS

An attempt has been made to obtain historical, as well as current information relative to the subject property from several individuals and local agencies. The objective of the interview process is to obtain any information indicating Recognized Environmental Conditions in connection with the project site.

7.1 Interview with Owner or Site Manager

An Environmental Questionnaire and Disclosure Statement was sent to Eric Duthie, Town Manager of the Town of Tusayan, on June 21, 2016 via e-mail. We received the completed questionnaire from Mr. Duthie on June 22, 2016 via e-mail. The questionnaire was reviewed and no significant environmental concerns were noted in the answers provided.

Mr. Duthie stated in Part II of the questionnaire that the subject property is currently a ranch that was temporarily used at one time by the railroad for access during tree removal. Mr. Duthie also



stated that an abandoned home is located on the property.

7.2 Interview with Local Government Officials

Arizona Department of Environment Quality

The Arizona Department of Environment Quality (AzDEQ) was contacted on June 21, 2016 via online form for any records pertaining to underground or above ground storage tanks and any hazardous waste spills or contamination, as part of the records review of the subject property. On the same day we searched the online databases for each of the divisions, which did not reveal any records for the site. We received a response on June 30, 2016 via telephone from Magda Ajanel stating they do have records for this address, as well as for a surrounding property. Ms. Ajanel stated that she will gather the information and send us an estimate for time and fees before sending out the files. We ordered the files on July 6, 2016.

Coconino County Assessor's Office

The Coconino County Assessor's Office Website was searched on June 21, 2016 for any pertinent records related to the subject property. The database search revealed the following: a property record card for the entire development site and a development zoning application.

City of Tusayan Planning and Development Department

The City of Tusayan Planning and Development Department was contacted on June 21, 2016 via online form as part of the records review of the subject property. We asked for a list of building permits and the dates issued. We received a response on June 23, 2016 from Roger Brooks stating they have no records for this property.

Tusayan Fire District and Arizona Fire Marshal

The Tusayan Fire District was contacted on June 21, 2016 via fax as part of the records review of the subject property. We requested any fire department reports related to under/above ground storage tanks or hazardous waste issues (permitting, tank removal, spills, or contamination), fire



code violations and the date of last inspection. We received a response on June 28, 2016 from Tusayan Fire Chief, Greg Bush, stating there are no records for that area except for a forest fire that went through the area many years ago. No other information was given.

The State Fire Marshall was contacted via e-mail on June 21, 2016 to search for records related to installation of above ground and underground storage tanks on the subject property. We received a response on June 20, 2016 stating they have no records for this property.

7.3 Interview with Others

No additional interviews were conducted in this assessment.

8. FINDINGS

The subject property is located at Forest Service Road 302, Tusayan, AZ 86023. The property is identified by its APN(s) as 50214001. The property is currently the TenX Ranch.

The subject property was not listed in the EDR Report.

The EDR Report was reviewed for any adjoining and/or surrounding sites which may pose a risk of significant environmental concern to the subject property. There were no sites identified in the surrounding area.

The Orphan Site List was reviewed. No sites were listed on the Orphan List that were within the search radius of the subject property.

Based on the aerial photos, topographic maps, Sanborn maps, and City Directory listings of the site, in addition to information obtained while conducting interviews, the subject property was developed as a ranch with a residential structure and a barn structure on the eastern portion, water holes/ponds on the northeastern and northwestern portions, respectively, and grazing land on the remaining portion sometime before 1953. Between 1953 and 1973 a corral and associated



outbuildings were developed on the north central portion. By 2010, the barn structure had become dilapidated and was reduced to a pile of debris by 2014. Historical use of the site includes, but is not limited to, a residence, partial use as an agricultural field, temporary use by the railroad for access to a tree removal project, and a ranch.

Interviews were conducted with individuals and local government agencies in an attempt to obtain any information indicating Recognized Environmental Conditions in connection with the subject property. Please refer to Section 7 of this report for additional details on these interviews.

Enviro Assessment, PC personnel identified no significant observable contaminated areas on the subject property during the site reconnaissance.

9. OPINION

All available standard historical sources have been reviewed in an attempt to identify the likelihood of past uses of the subject property and surrounding area, having led to Recognized Environmental Conditions (RECs) in connection with the subject site. No significant environmental concerns have been identified based on the historical use of the subject properties or surrounding area.

The subject property was not listed in the EDR Report.

The EDR Report was reviewed for any adjoining, surrounding, or Orphan sites which may pose a risk of significant environmental concern to the subject property. There were no sites identified in the surrounding area, therefore no impact to the subject property is anticipated at this time.

Enviro Assessment, PC personnel did not observe any visible RECs related to the subject property.

No significant environmental concerns were identified during the interviews conducted for the subject property.

This assessment has revealed no evidence of RECs in connection with the subject property.



10. CONCLUSIONS

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM International Standard E1527-13 practice for the property located at Forest Service Road 302, Tusayan, AZ 86023. The property is identified by its APN(s) as 50214001. Any exceptions to, or deletions from, this practice are described in the Limitations Section of this report. This assessment has revealed no evidence of Recognized Environmental Conditions in connection with the subject property.

11. DEVIATIONS

No deviations from ASTM International Standard E1527-13 have been noted during the course of this assessment.

12. ADDITIONAL SERVICES

No additional services as listed in the ASTM International Standard E1527-13 have been requested in writing and placed under contract in regards to this assessment; included, but not limited to, asbestos testing of material at the site, and possible drug lab uses of the site.

13. REFERENCES

ASTM International Standard E1527-13 – Phase I Standard

Environmental Data Resources, Inc. (EDR®) - Report with Geocheck®

Environmental Data Resources, Inc. (EDR®) – The EDR-City Directory Abstract

Environmental Data Resources, Inc. (EDR®) – Certified Sanborn® Map Report

U.S. Geological Survey – Topographic Maps

Google Earth Pro – USGS-sourced Topographic Maps

Google Earth Pro – Aerial Images

EarthExplorer – Aerial Images



NETROnline (www.historicaerials.com) – Aerial Images

Wikipedia (<https://www.wikipedia.org/>) – Geographical Reference



14. PROFESSIONAL SIGNATURE

We declare that to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed all the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR 312.

It has been a pleasure to be of service. If any questions arise, please contact our office.

Sincerely,

ENVIRO ASSESSMENT, PC

James D. Robinson
Environmental Professional

LC / JR

Item 9A

TENTATIVE FUTURE AGENDA AND EVENT CALENDAR

October 5, 2016 – Council Meeting – 6pm

- Possible approval of Final Plat for Town Housing Parcel at Ten X Ranch
- Possible approval of Final Plat for Town Housing Parcel at Kotzin Ranch

October 19, 2016 – Council Meeting – 6pm

- Chamber of Commerce Marketing Plan
- Broadband Master Plan
- Possible approval of Ordinance amendment concerning Floodplain Administration

November 2, 2016 – Council Workshop – 5pm

- Possible height restriction text amendment to the Tusayan Zoning Code, inclusive of all zones

November 2, 2016 – Council Meeting – 6pm

- Possible Bid Announcement issuance for Ten X Housing construction and development

November 16, 2016 – Council Meeting – 6pm

- Canvas of Election Results